

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

g07/27-29 Koonawarra Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$615,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Clayton

Period - From 20/05/2024

to

19/05/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1213/868 Blackburn Rd CLAYTON 3168	\$570,000	06/03/2025
2	1101/2 Connam Av CLAYTON 3168	\$580,000	22/01/2025
3	313/864 Blackburn Rd CLAYTON 3168	\$565,000	26/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/05/2025 17:14



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Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$615,000
Median Unit Price
20/05/2024 - 19/05/2025: \$580,000

Comparable Properties

1213/868 Blackburn Rd CLAYTON 3168 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 06/03/2025
Property Type: Strata Unit/Flat



1101/2 Connam Av CLAYTON 3168 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment

313/864 Blackburn Rd CLAYTON 3168 (VG)

Agent Comments

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Price: \$565,000
Method: Sale
Date: 26/11/2024
Property Type: Strata Unit/Flat